



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 SIGNATURE Close, Calgary T3H 2V6**

MLS®#: **A2166761**      Area: **Signal Hill**      Listing **09/20/24**      List Price: **\$1,685,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **8,266 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,438**  
 Low Sqft:  
 Ttl Sqft: **2,438**

DOM

**8**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **4.5 (4 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Views**

Park Feat:

**Driveway,Garage Door Opener,Garage Faces Side,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Living Room       | Main  | 15`3" x 14`4" |
| Sunroom/Solarium  | Main  | 13`0" x 9`7"  |
| Dining Room       | Main  | 13`4" x 12`9" |
| Bedroom - Primary | Main  | 17`1" x 13`6" |
| 5pc Ensuite bath  | Main  | 13`0" x 8`5"  |
| 4pc Ensuite bath  | Main  | 10`6" x 4`10" |

| Room           | Level | Dimensions    |
|----------------|-------|---------------|
| Family Room    | Main  | 12`8" x 10`0" |
| Kitchen        | Main  | 15`2" x 11`6" |
| Breakfast Nook | Main  | 15`5" x 10`0" |
| Walk-In Closet | Main  | 9`2" x 6`7"   |
| Bedroom        | Main  | 11`0" x 10`0" |
| Foyer          | Main  | 7`0" x 6`10"  |

|                         |                 |                       |                             |                 |                      |
|-------------------------|-----------------|-----------------------|-----------------------------|-----------------|----------------------|
| <b>Mud Room</b>         | <b>Main</b>     | <b>10`0" x 5`0"</b>   | <b>Den</b>                  | <b>Main</b>     | <b>10`0" x 5`0"</b>  |
| <b>Laundry</b>          | <b>Main</b>     | <b>8`1" x 7`6"</b>    | <b>2pc Bathroom</b>         | <b>Main</b>     | <b>7`4" x 4`4"</b>   |
| <b>Family Room</b>      | <b>Basement</b> | <b>19`3" x 17`7"</b>  | <b>Game Room</b>            | <b>Basement</b> | <b>20`7" x 13`6"</b> |
| <b>Bedroom</b>          | <b>Basement</b> | <b>12`0" x 11`8"</b>  | <b>Walk-In Closet</b>       | <b>Basement</b> | <b>8`4" x 5`0"</b>   |
| <b>4pc Ensuite bath</b> | <b>Basement</b> | <b>10`11" x 4`10"</b> | <b>Bedroom</b>              | <b>Basement</b> | <b>12`2" x 12`0"</b> |
| <b>Walk-In Closet</b>   | <b>Basement</b> | <b>8`0" x 4`11"</b>   | <b>Bedroom</b>              | <b>Basement</b> | <b>14`10" x 8`8"</b> |
| <b>Other</b>            | <b>Basement</b> | <b>10`6" x 8`6"</b>   | <b>Storage</b>              | <b>Basement</b> | <b>14`5" x 13`8"</b> |
| <b>3pc Bathroom</b>     | <b>Basement</b> | <b>11`0" x 9`0"</b>   | <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>15`2" x 7`7"</b>  |

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9011206**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this stunning luxury bungalow in the coveted Signal Hill community, where modern elegance meets classic charm. As you approach the home, you'll appreciate the convenience of a triple car garage and the inviting curb appeal that sets the tone for what lies inside. Step through the front door and immediately feel at home in the thoughtfully designed layout with multiple upgrades including radiant in floor heating, recently installed boiler, a stunning feature wall, and much more. To your right, the formal living room beckons, perfect for cozy evenings with friends by the warm glow of the fireplace. Natural hardwood floors seamlessly flow throughout the main level, enhancing the home's sophisticated yet welcoming atmosphere. The open-concept design leads you from the living area into the dining space, creating an ideal setting for both intimate dinners and entertaining larger gatherings. The kitchen is a chef's dream, drenched in natural light and featuring high-end appliances, including a gas stove and stunning granite countertops. Large windows frame breathtaking views, ensuring that the beauty of the outdoors is always a part of your daily experience. A charming sitting area off the kitchen invites you to savor morning sunrises or unwind with a good book in the evenings. The expansive primary suite offers a tranquil retreat, complete with a spa-like ensuite bathroom and a generous walk-in closet featuring custom built-ins for your organizational needs. A second bedroom with its own 4-piece ensuite provides comfort and privacy for guests, while a dedicated office space caters to those who work from home. The walk-out basement is a true entertainment haven, featuring a game area and wet bar, ideal for hosting friends while cheering on your favorite team. The recreational room is perfect for cozy family movie nights, complemented by three additional spacious bedrooms, one with an ensuite, ensuring ample accommodation for family and guests alike. Outside, the low-maintenance backyard is designed for ease, featuring tiled pavement perfect for storing a smaller trailer, alongside tasteful shrubs and frequent visits from local deer. With over 4,000 square feet of luxurious living space, this home is a wonderful haven for families. Located in the prestigious Signal Hill neighborhood, you'll benefit from access to elite schools and a wealth of nearby amenities, making this home not just a residence, but a lifestyle choice. Welcome to your dream home!**

Inclusions: **Car lift in the garage, Refrigerator, Dishwasher, Range hood, Microwave, Oven, Bar Fridge, Washer, Dryer, (2) Garage Door Opener with control(s), Ceiling Fan, Water Softener, Vacuum System plus attachments, A/C unit**

Property Listed By: **Greater Property Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















